

**MINUTES OF THE FLORENCE TOWN COUNCIL MEETING HELD ON MONDAY,
JANUARY 5, 2009 AT 6:00 P.M. IN THE CHAMBERS OF TOWN HALL, LOCATED
AT 775 N. MAIN STREET, FLORENCE, ARIZONA.**

CALL TO ORDER

Mayor Kilvinger called the meeting to order at 6:03 p.m.

ROLL CALL:

Present: Kilvinger, Smith, Celaya, Raasch, Hawkins, Brown
Absent: Woolridge

PLEDGE OF ALLEGIANCE

Tom Rankin led the Pledge of Allegiance.

PUBLIC HEARING

Public Hearing on an application for a Zone Change from AG (Agriculture) to a Planned Unit Development for the proposed Urton Farms master-planned community. The subject site is approximately 434.5 acres and is located along a portion of State Route 287 from ¼ mile west of Valley Farms Road to Hiscox Lane and along the western portion of Valley Farms Road from State Route 287 to ½ mile south of Canal Road; and First Reading of Ordinance No. 499-09: AN ORDINANCE OF THE TOWN OF FLORENCE APPROVING URTON FARMS PLANNED UNIT DEVELOPMENT (Case No. PZC-95-08-PUD).

Mr. Mark Eckhoff, Planning Director, stated that the public hearing is for a zone change. He stated that CMX, the Engineer, and Harold Christ have planned for commercial use as well as high, medium, and low density residential housing. Mr. Eckhoff stated that the General Plan Amendment was approved and the land uses were incorporated into the plan update that was done October 2008. The property is approximately 434.5 acres and is located along a portion of SR 287 from a quarter mile west of Valley Farms Road to Hiscox Lane and along the western portion of Valley Farms Road from SR 287 to half mile south of Canal Road. He added that they are requesting to zone it to a Planned Unit Development (PUD) and it will have uses consistent with the General Plan. Mr. Eckhoff stated that Valley Farms Road will be utilized as an arterial road in the short term and as a corridor in the long term where the north/south freeway will occur. He added that there will be a transmission corridor along this alignment as well. He gave an overview of what the PUD can entail. He stated that it has gone before the Planning and Zoning Commission and they have submitted a recommendation to the Council for approval subject to the conditions listed. Mr. Eckhoff stated that there are many conditions listed, but it is due to the issues that are going to potentially change the parameters of the project over time such as the freeway, utility corridor, as well as other issues which were really unique to this development. The Town wanted to ensure that

there was enough language, conditions of approval, and so forth which allowed the Town and the developers some flexibility to deal with the issues as they arise.

Mayor Kilvinger opened the Public Hearing by inviting the public to comment.

Councilmember Hawkins inquired about the freeway costs in regards to the transmission line.

Mr. Eckhoff stated the project with the conditions listed have addressed those items. He stated that the transmission line alignment has been set and it falls more to the east of the section line. They know where the SRP corridor will fall. He stated that Valley Farms Road will occur west of the transmission line. It is unclear where the alignment of the north/south will end up exactly. He stated that the alignment of the corridor would have to fall west of the SRP corridor. He added that a good portion of the right-of-way for the freeway will be achieved at an earlier date for the arterial roadway.

Mayor Kilvinger closed the Public Hearing.

Public Hearing: Proposed Amendment to Community Development Block Grant Project #124-07 titled Heritage Park Improvements; and Discussion/Approval/Disapproval of Resolution No. 1147-08: A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF FLORENCE THEREBY AUTHORIZING THE SUBMISSION OF AN AMENDMENT TO THE ARIZONA DEPARTMENT OF HOUSING REGARDING COMMUNITY DEVELOPMENT BLOCK GRANT PROJECT #124-07.

Mr. Ken Lawrence, Grants Coordinator stated that in 2006, the Town received a CDBG allocation of \$142,479 for improvements at Heritage Park including replacement of Non-ADA compliant playground equipment as well as concrete work for ramps, header walls, sidewalks and detectable warnings. The bid documents and plans have been compiled and the project was put out to bid. Bids were received and opened. The Town is requesting to transfer the balance of \$16,436 from the Activity #1 account to the Activity #2 account to cover a portion of the construction costs. Before an award of bid can be issued, The Arizona Dept. of Housing requires that a public hearing be held to receive the public's input if it's the best use of the money. The Town is also requesting to transfer \$20,000 from line 10.2.b. (Offenders) to Line 5 (Construction expense) of ADOH Form 3 since a contractor will also be performing the concrete work in lieu of inmates per a prior amendment. Finally, the contract for the project is scheduled to expire February 28, 2009 and there could be unforeseen delays, so staff would like to request a time extension from ADOH as a precaution as well.

Mayor Kilvinger opened the Public Hearing by inviting the public to comment.

Vice-Mayor Smith asked Ms. Guilin's input in regards to the transfer of funds.

Ms. Becki Guilin, Finance Director, stated that the money has been budgeted, and the request is to move the money from one line item to another.

Councilmember Celaya inquired why this project has taken so long since the funding was received in 2006.

Mr. Lawrence stated that initially the project was contracted out to another agency; and due to the turn over of staff at the agency, the project sat dormant. The Town and the agency, through a mutual agreement, agreed to terminate the agreement and the Town has taken over the project. He stated one of the problems that occurred was that the Town staff had to complete the specifications, drawings, and bidding documents because nothing was completed when the project was turned over and funding was not available to outsource the items.

Mayor Kilvinger closed the Public Hearing.

On motion of Vice-Mayor Smith, seconded by Councilmember Celaya and carried to adopt Resolution No. 1147-08.

Public Hearing on the Windmill Winery's application for person transfer/location transfer of a Series 07 License (Beer and Wine); and recommendation to the Arizona Department of Liquor License & Control on said license.

Ms. Lisa Garcia, Town Clerk stated than on November 21, 2008, Harold Christ, owner of the Windmill Winery, applied for a personal transfer and location transfer of a Series 07 Liquor License from the Arizona Department of License and Control. She stated that a Series 07 allows for on-site sales of beer and wine. The application was posted in accordance with Arizona State Statutes and the Town did not receive any protests during the twenty day waiting period. She added that Town staff recommends that Council hold a public hearing and accept comments by the public on this license. At the conclusion of the public hearing, staff recommends that Council forward a recommendation of approval on the said license.

Mayor Kilvinger opened the Public Hearing.

Vice-Mayor Tom Smith recused himself from commenting or voting the Windmill's Winery's application for a liquor license because of a personal business matter with L&B Restaurant.

Mayor Kilvinger closed the Public Hearing.

On motion of Councilmember Raasch, seconded by Councilmember Celaya and carried to forward a recommendation of approval of the Windmill Winery's application for person transfer/location transfer of a Series 07 License (Beer and Wine) to the Arizona Department of Liquor License and Control.

CONSENT: All items indicated by an (*) will be handled by a single vote as part of the consent agenda, unless a Councilmember or a member of the public objects at the time the agenda item is called.

Florence Town Council Meeting

January 5, 2009

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- a. ***Approval of the December 1 and December 15, 2008 Town Council Minutes.**
- b. ***Receive and file minutes from the following Boards and Commissions:**
 - i. **August 27, 2008 minutes of the Historic District Advisory Commission.**
 - ii. **October 15, 2008 minutes of the Joint-Use Library Advisory Board.**
 - iii. **October 16, 2008 minutes of the Planning and Zoning Commission.**

On motion of Vice-Mayor Smith, seconded by Councilmember Raasch and carried to adopt consent agenda as written.

NEW BUSINESS

Discussion/Approval/Disapproval of accepting a donation from Mr. and Mrs. Jack Hamilton in the amount of \$500 to be used at the discretion of the Police Chief to assist stranded families with food, fuel, and hotel costs.

Mr. Bob Ingulli, Police Chief, stated that Mr. and Mrs. Hamilton are very gracious to offer the donation and he can't thank them enough.

On motion of Councilmember Brown, seconded by Councilmember Raasch and carried to accept the donation from Mr. and Mrs. Jack Hamilton.

CALL TO THE PUBLIC/COUNCIL RESPONSE: Call to the Public for Public Comment on issues within the jurisdiction of the Town Council. Individual Councilmembers may respond to criticism made by those commenting, may ask staff to review a matter raised or may ask that a matter be put on a future agenda.


Mr. Tom Rankin stated that economic times are very hard and the community needs to come together. He will be starting a program similar to Christmas in Action to assist those in need in our community. He stated that Pastor Storm has a project to assist the public and would like to build on the program. He said it is important for everyone to come together to assist one another in difficult times.

CALL TO THE COUNCIL

There were no comments.

ADJOURNMENT

Mayor Kilvinger closed the meeting at 6:32 p.m.



Vicki Kilvinger, Mayor

ATTEST:



Lisa Garcia, Town Clerk

I certify that the following is a true and correct copy of the minutes of the Florence Town Council meeting held on January 5, 2009 and that the meeting was duly called to order and that a quorum was present.



Lisa Garcia, Town Clerk